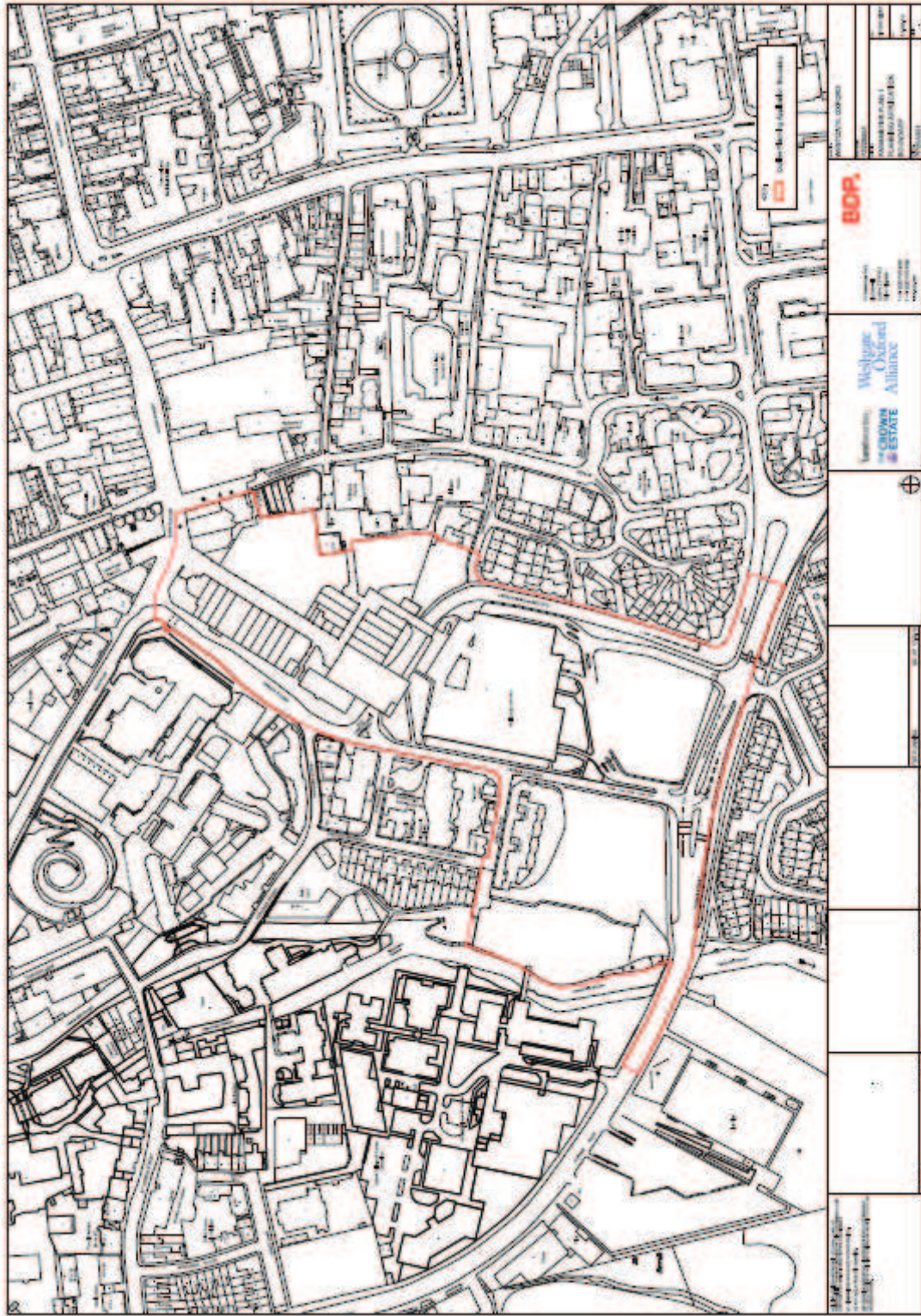




## **Welcome to the West Area Planning Committee**

- **This planning committee meeting is held in public, but it is not a public meeting.**
- **There will be opportunity for the public to address the committee on each application.**
- **If you wish to speak for or against a planning application, you will need to have either requested it in advance, or fill out and hand in one of the available speaker forms.**
- **Information on meeting protocol and conduct at committee is set out in the Code of Practice.**
- **You can find a copy of the Code of Practice in the committee agenda, just before the first planning application report.**

Site Plan





Existing Site





# Building Blocks





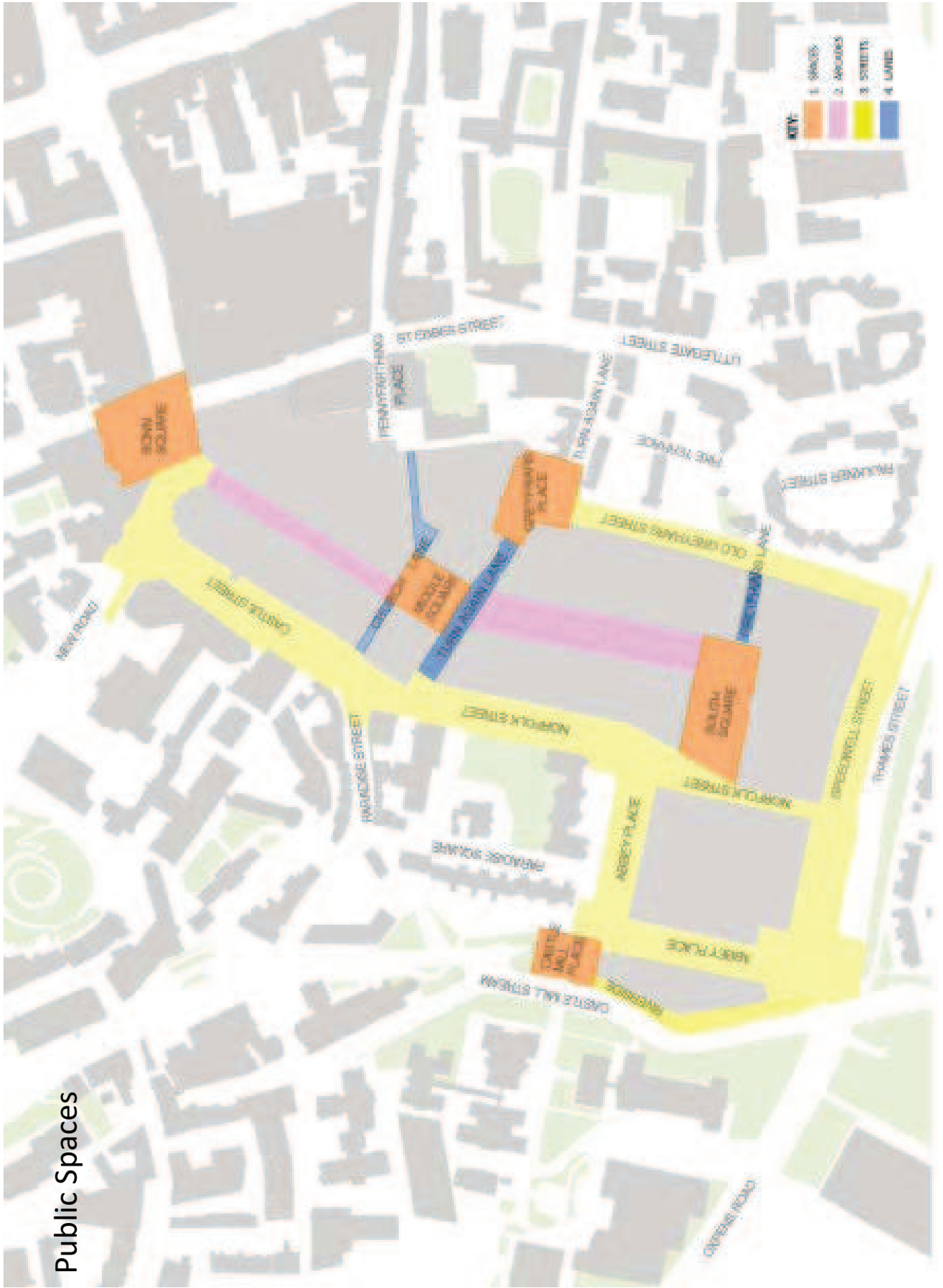
Building Blocks

As Proposed: In Context





# Public Spaces

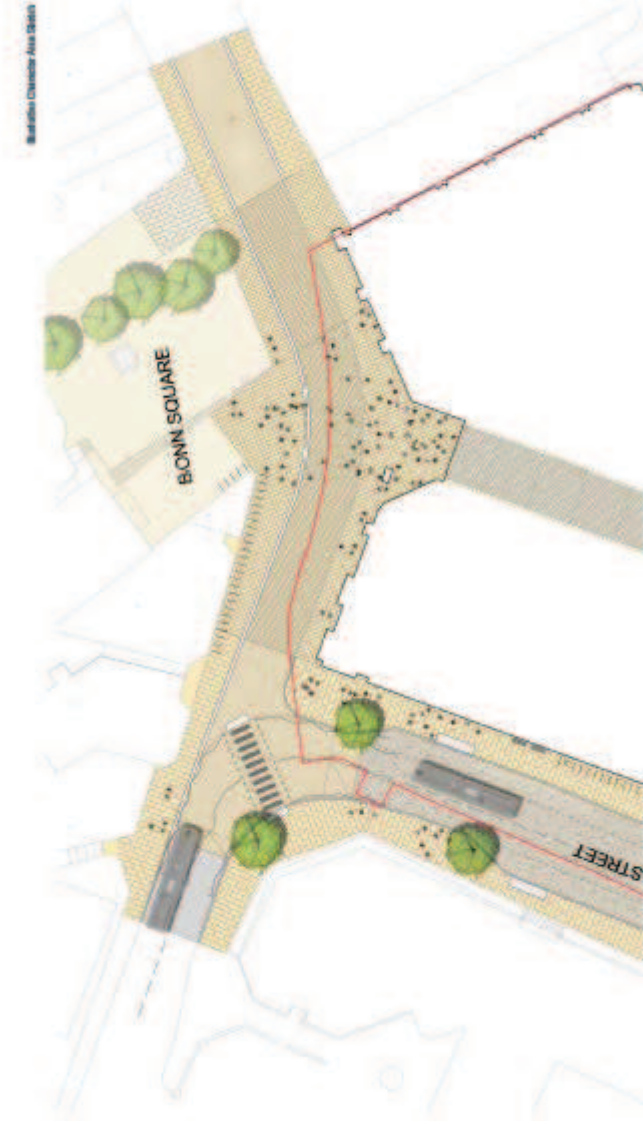


# Public Realm





## Public Realm: Bonn Square

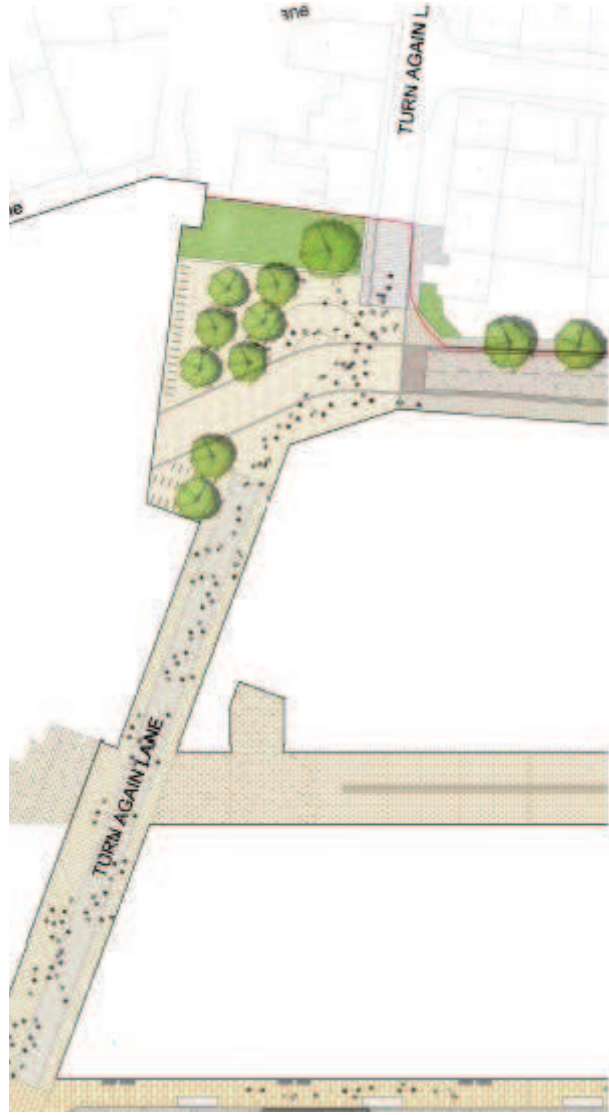


## Public Realm: Castle Street

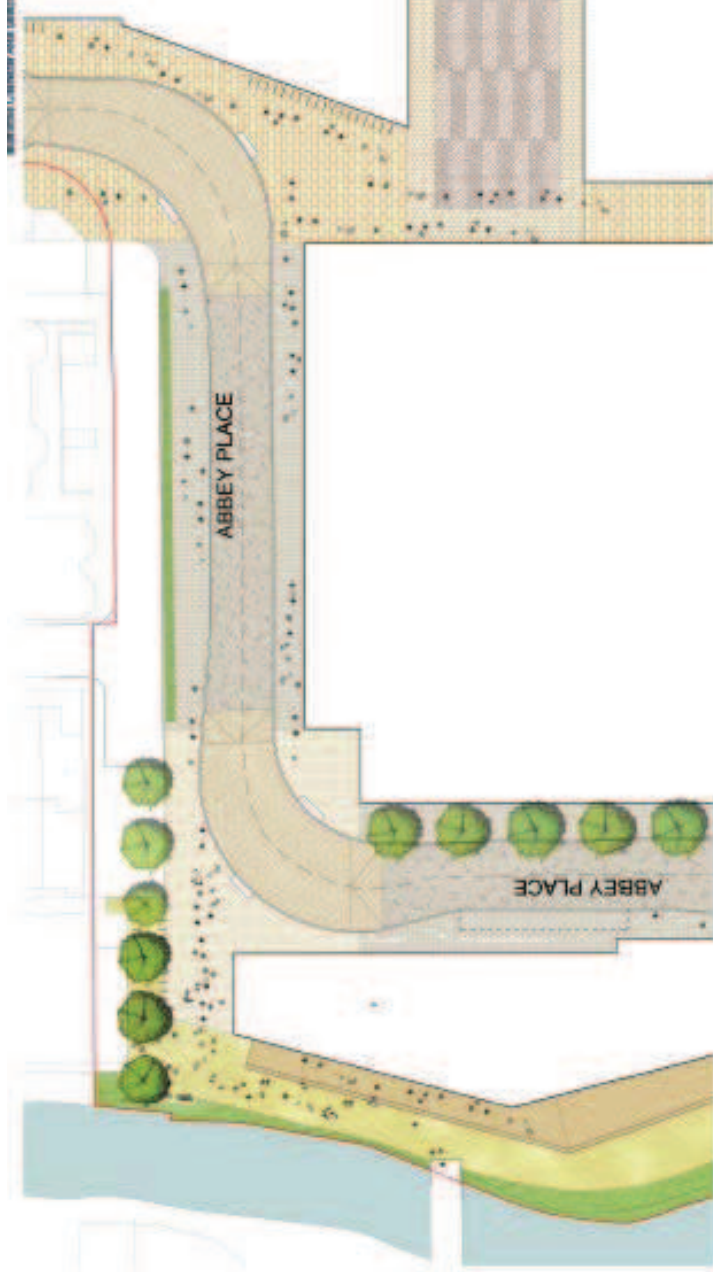




Public Realm: Extension to Turn Again Lane

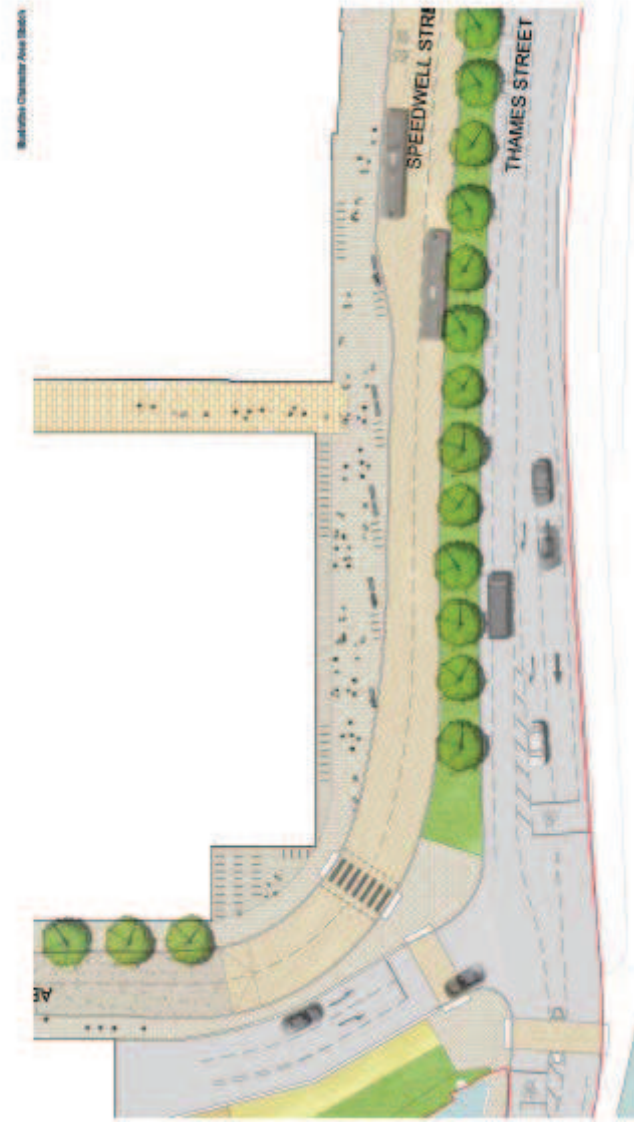


Public Realm: Abbey Place

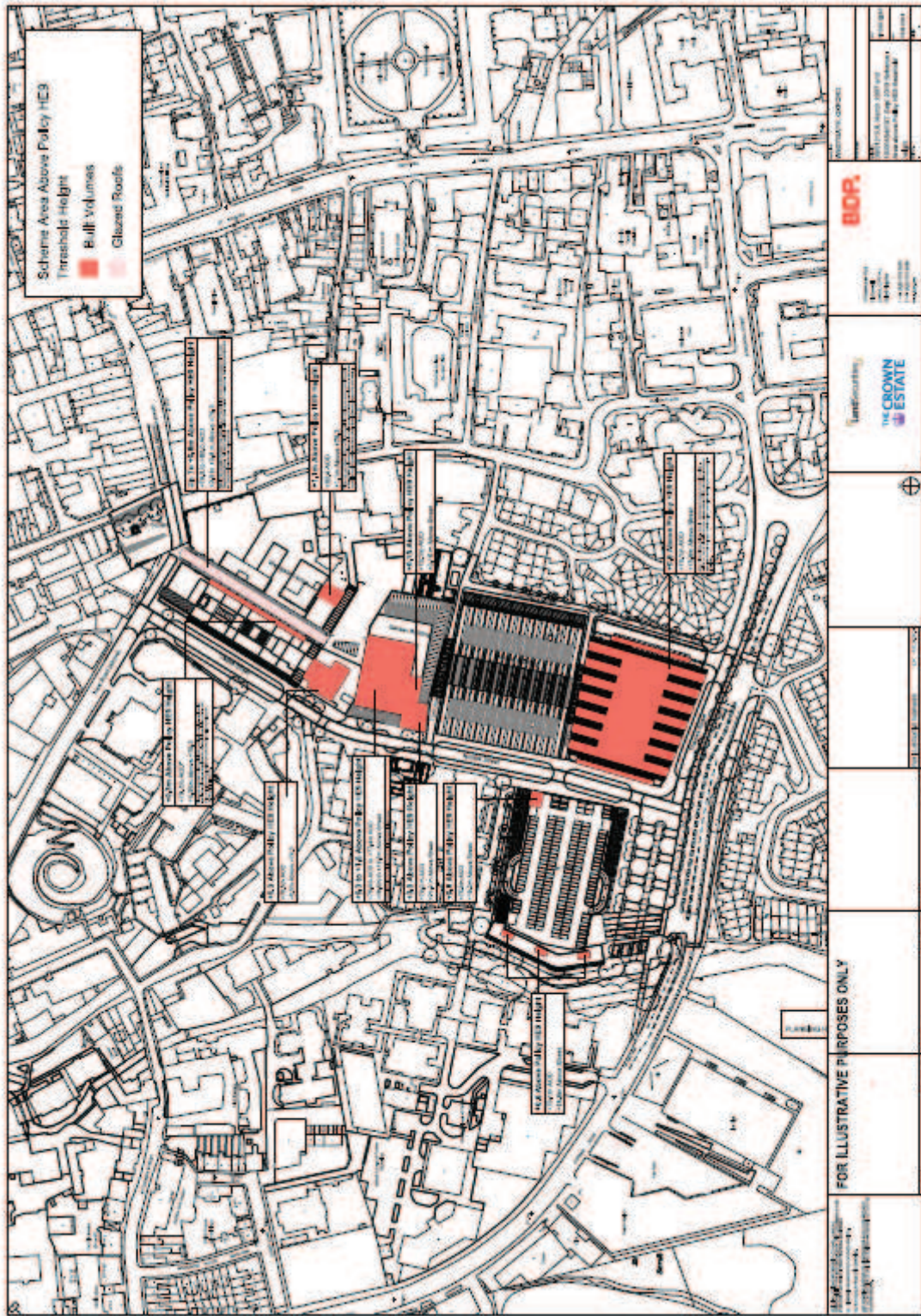




## Public Realm: Thames Street

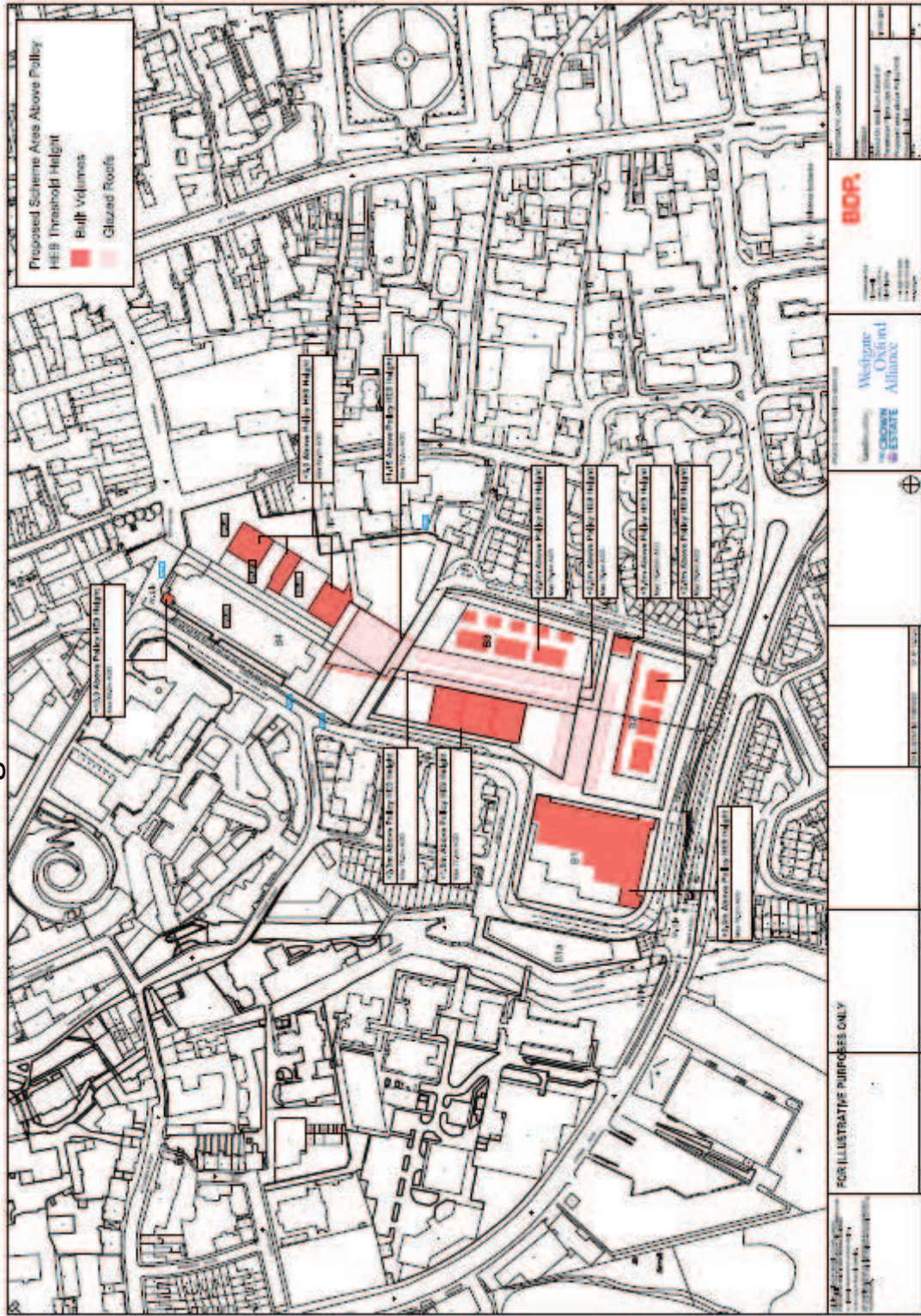


# Building Heights: as Permitted



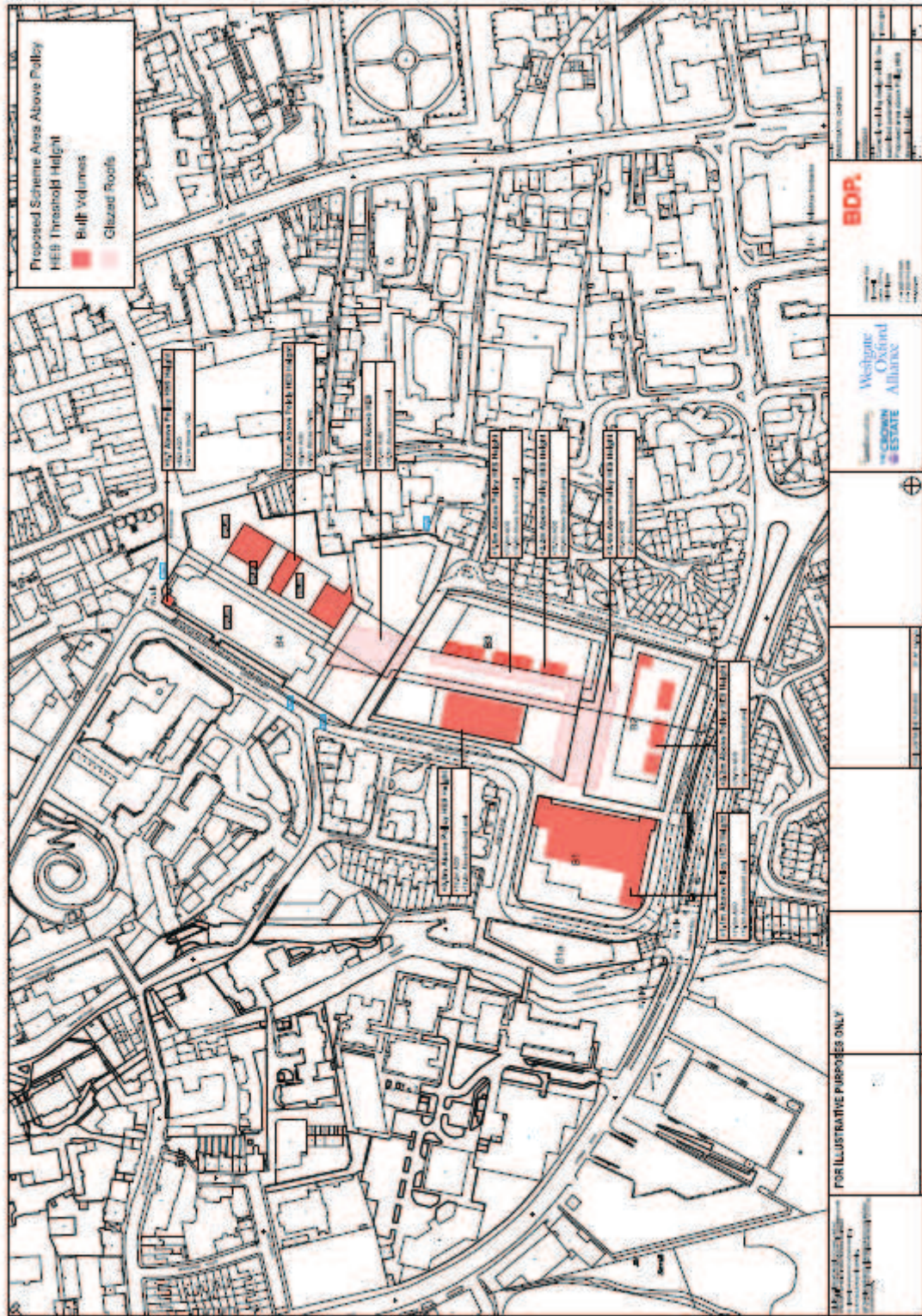


Parameter Plan: Maximum Heights





# Building Heights: Emerging Development





VIEWPOINT 2: ST GEORGE'S TOWER



From St. George's Tower

Viewpoint 2: Proposed and construction scheme



VIEWPOINT 9: TURN AGAIN LANE



Viewpoint 9: Proposed new construction scheme

VIEWPOINT 15: CARFAX TOWER

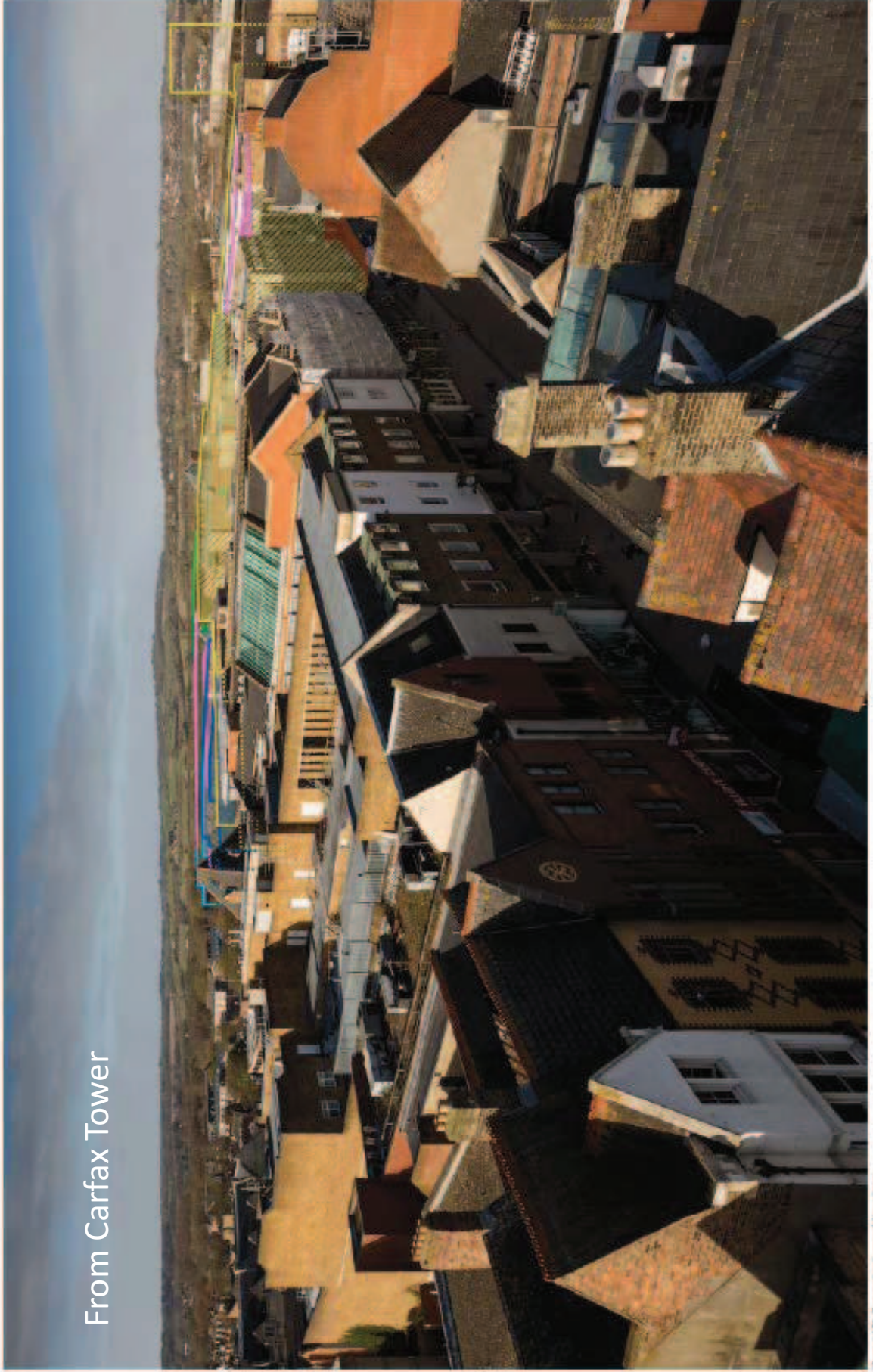
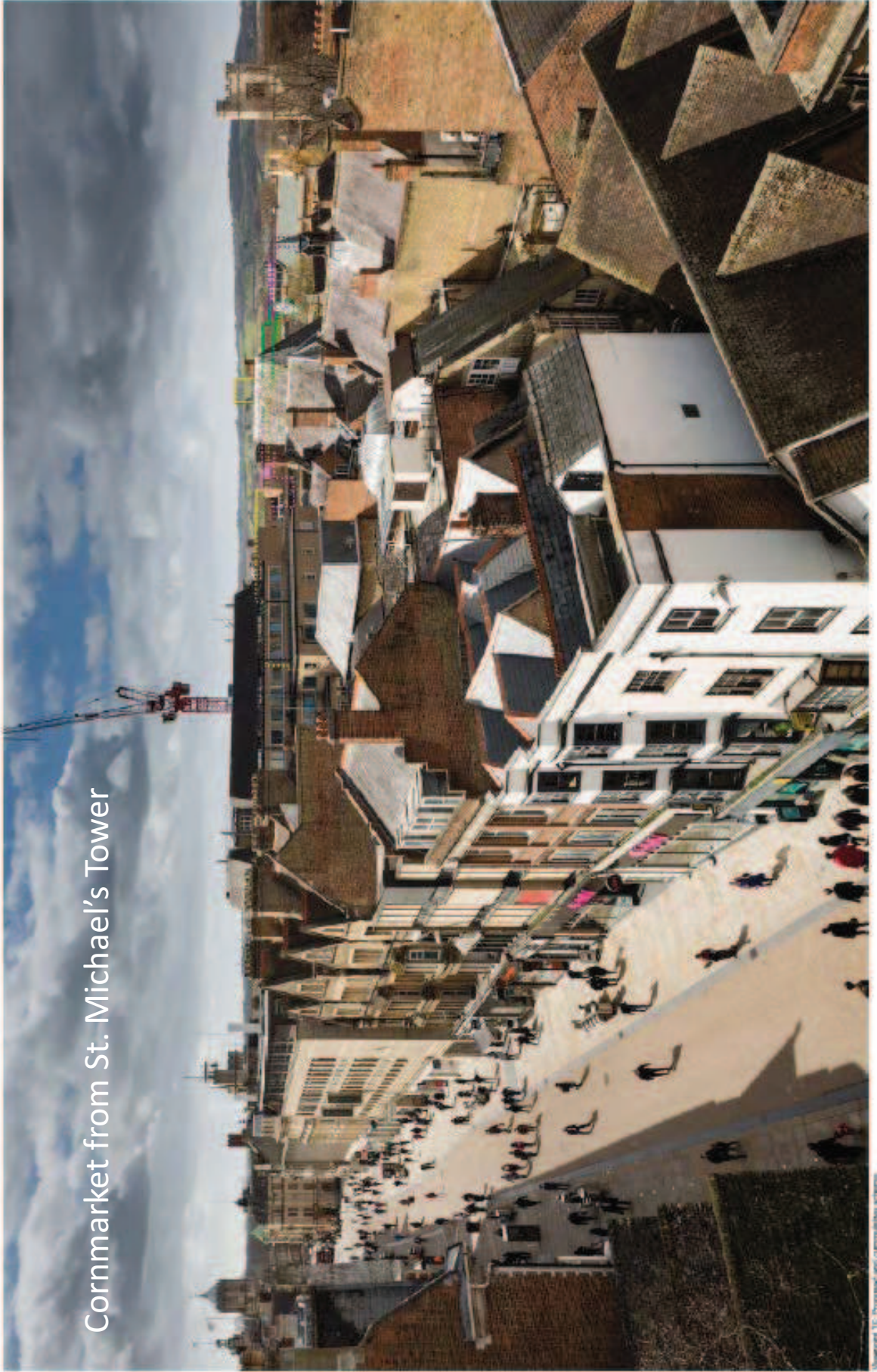


Image credit: The Photographers and Cartographers website



VIEWPOINT 16: SAXON TOWER OF ST MICHAEL'S CHURCH

Cornmarket from St. Michael's Tower





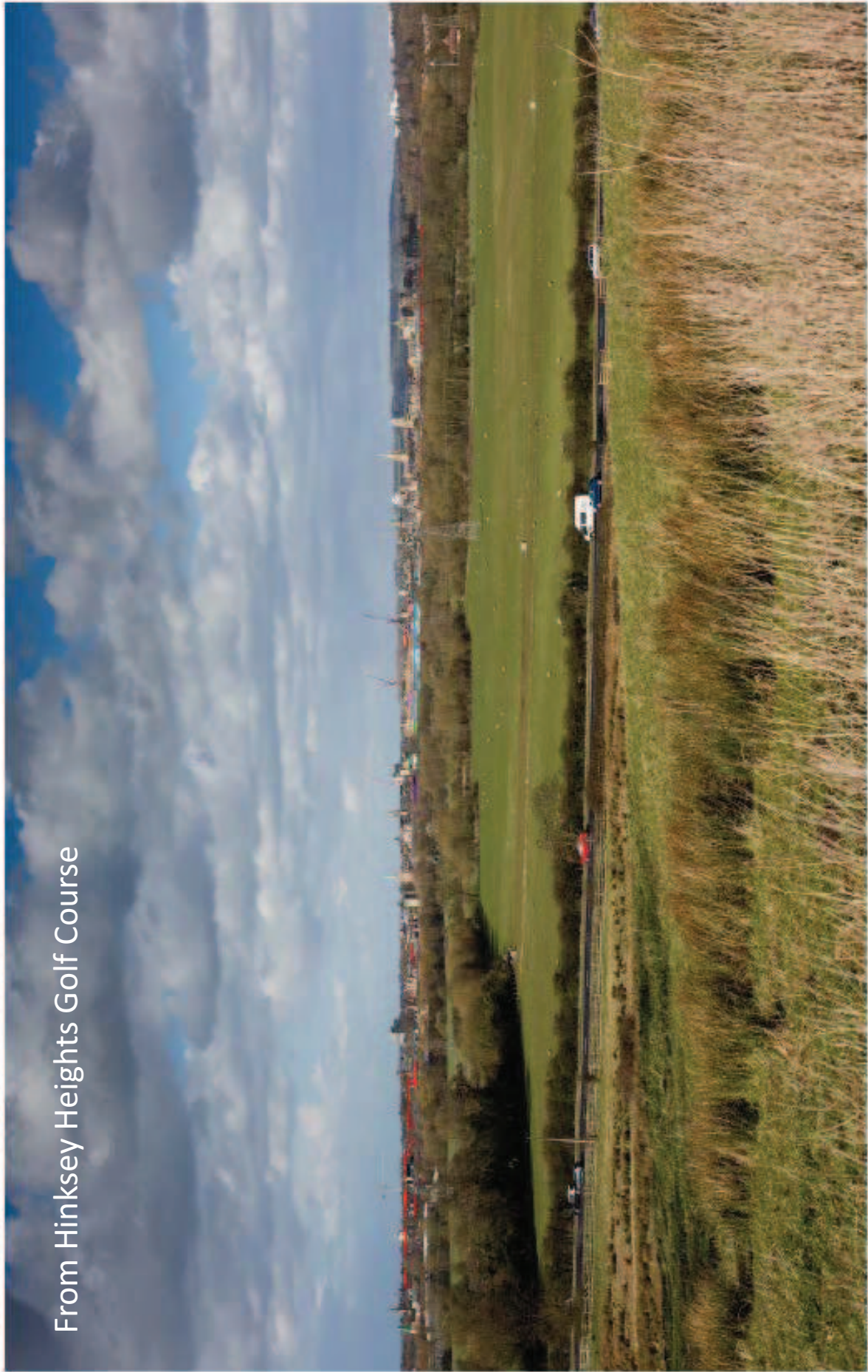
VIEWPOINT 17: ST MARY'S TOWER



Viewpoint 17: Proposed and alternative schemes



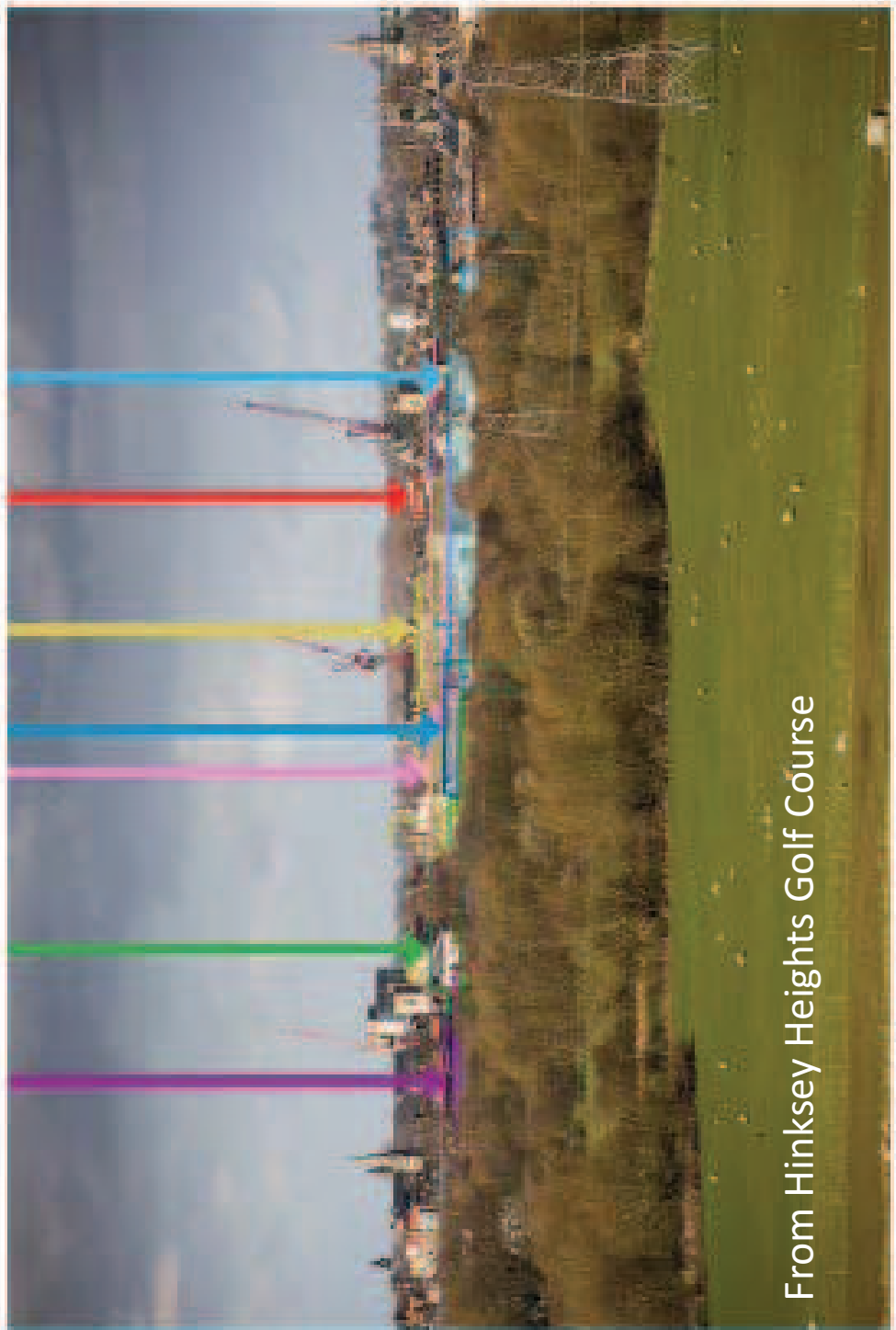
VIEWPOINT 20: HINKSEY HEIGHTS GOLF COURSE CAR PARK (50MM)



Viewpoint 20 - 50mm: Proposed and cumulative scheme



# From Hinksey Heights Golf Course



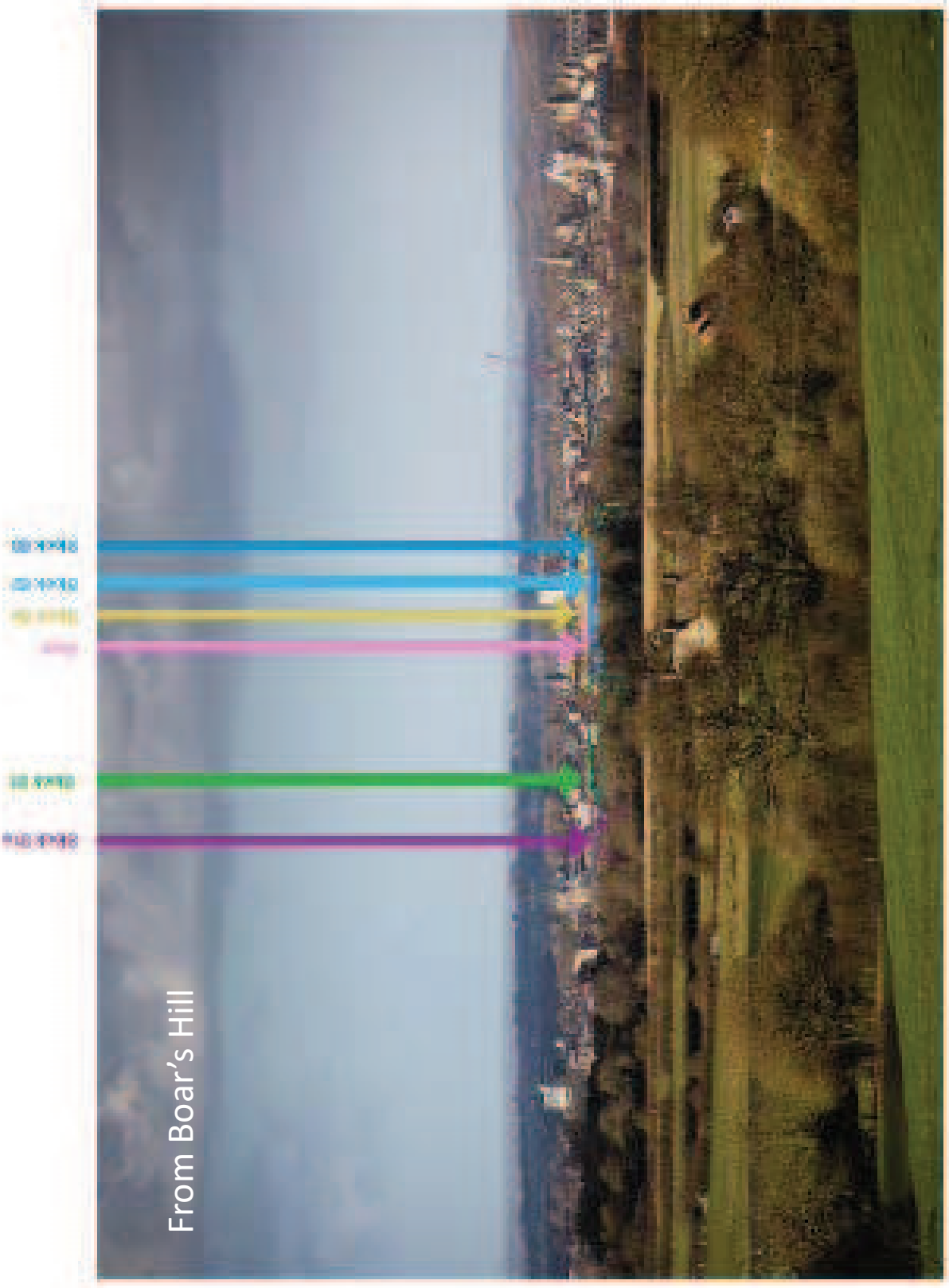
Map of Hinksey Heights Golf Course

VIEWPOINT 23: BOARS HILL (50MM)

## From Boar's Hill



Viewpoint 23 - Boar's Hill and surrounding area



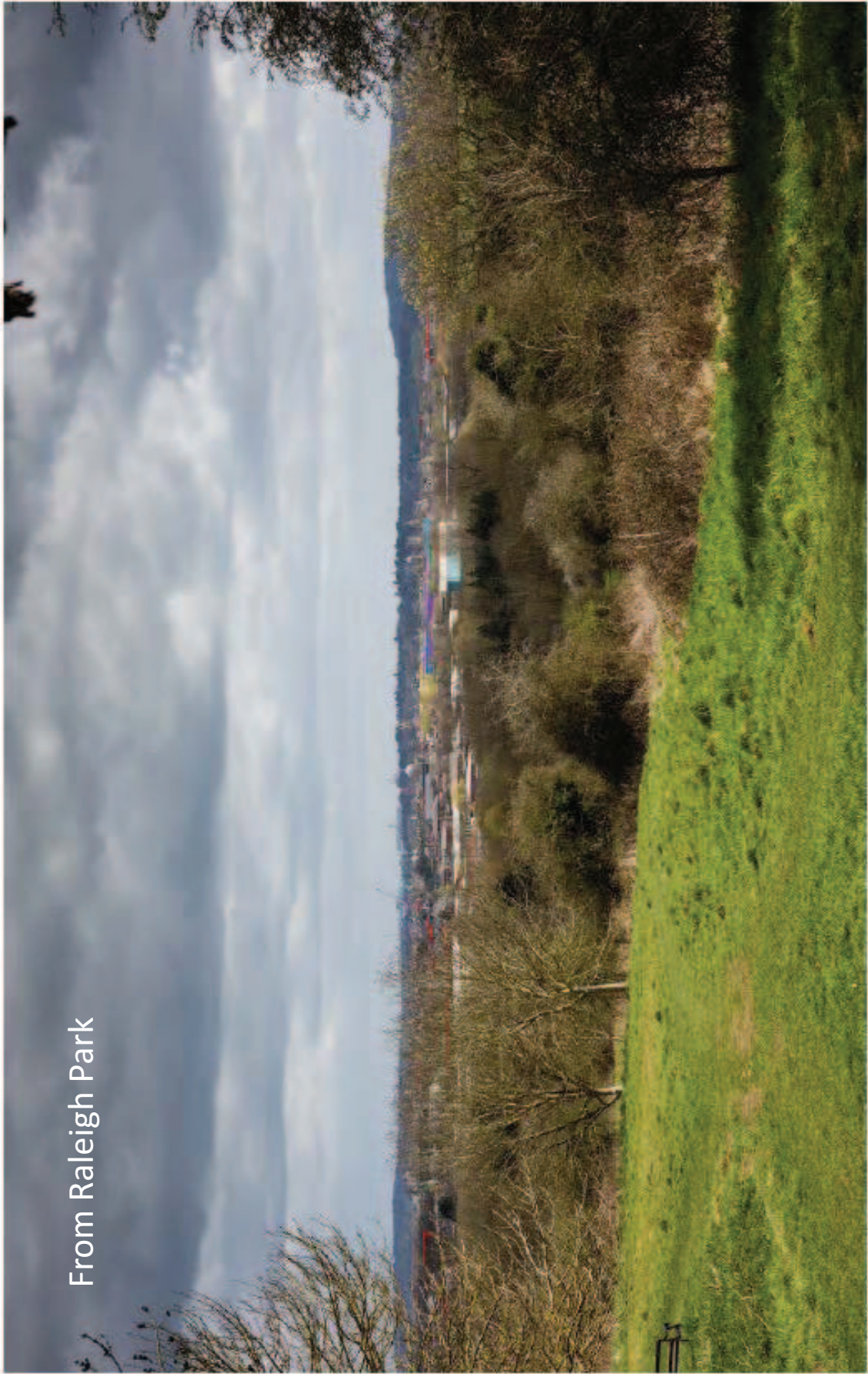
From Boar's Hill

Viewpoint 01 - 200mm - Proposed view

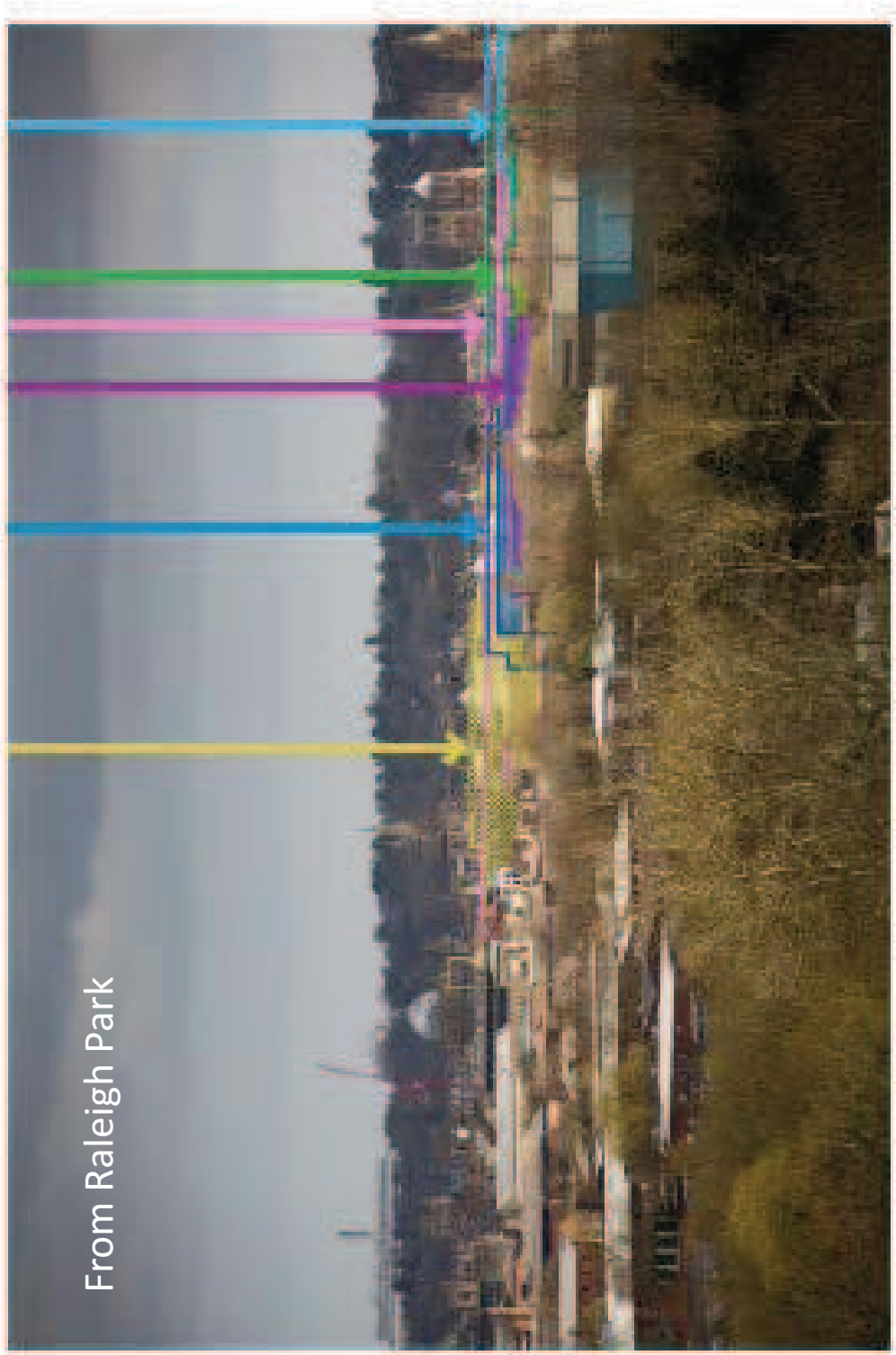


VIEWPOINT 24: RALEIGH PARK (50MM)

From Raleigh Park



Viewpoint 24 - Rhein-Fluss-Parkeisenbahn

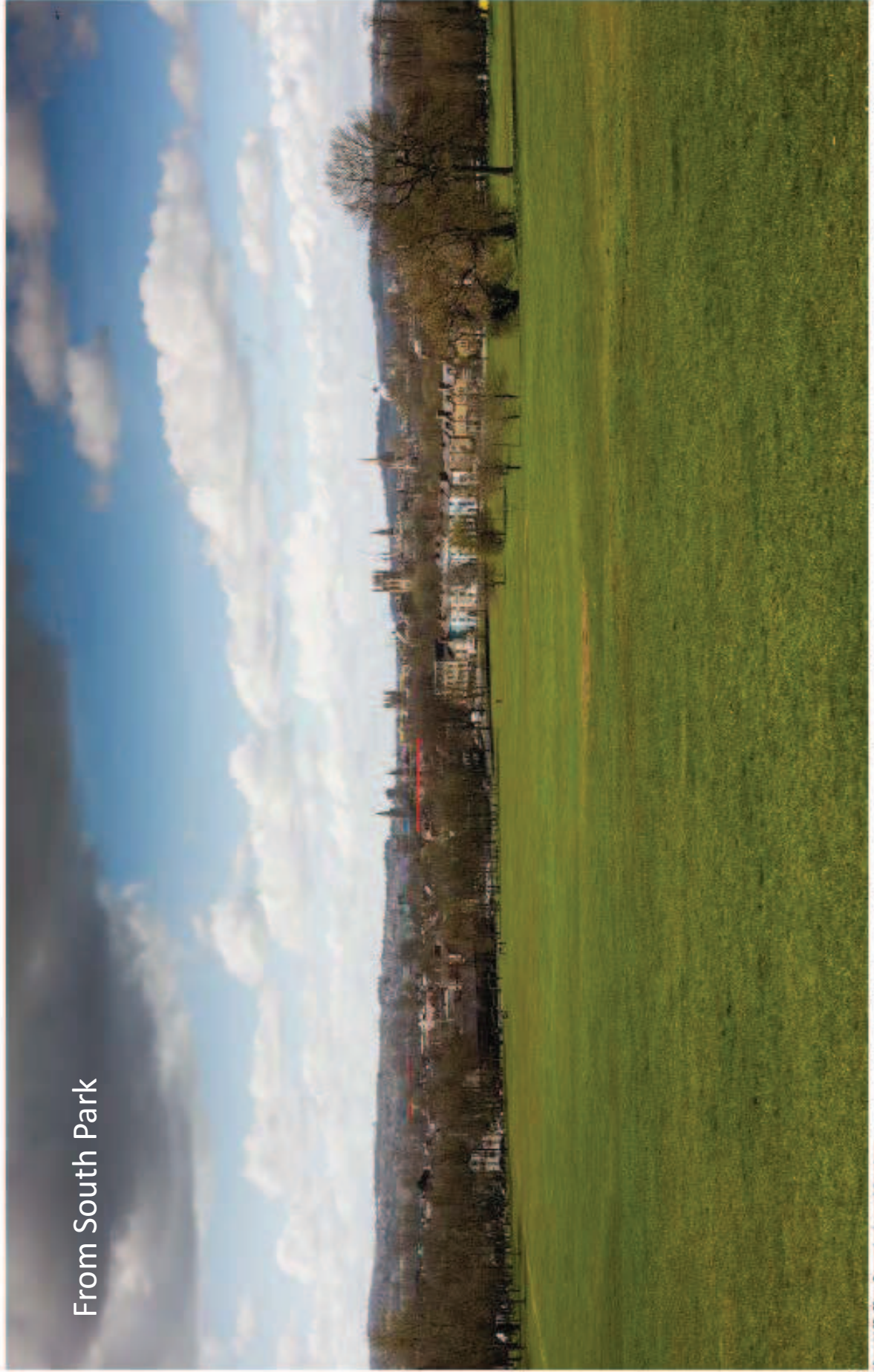


From Raleigh Park

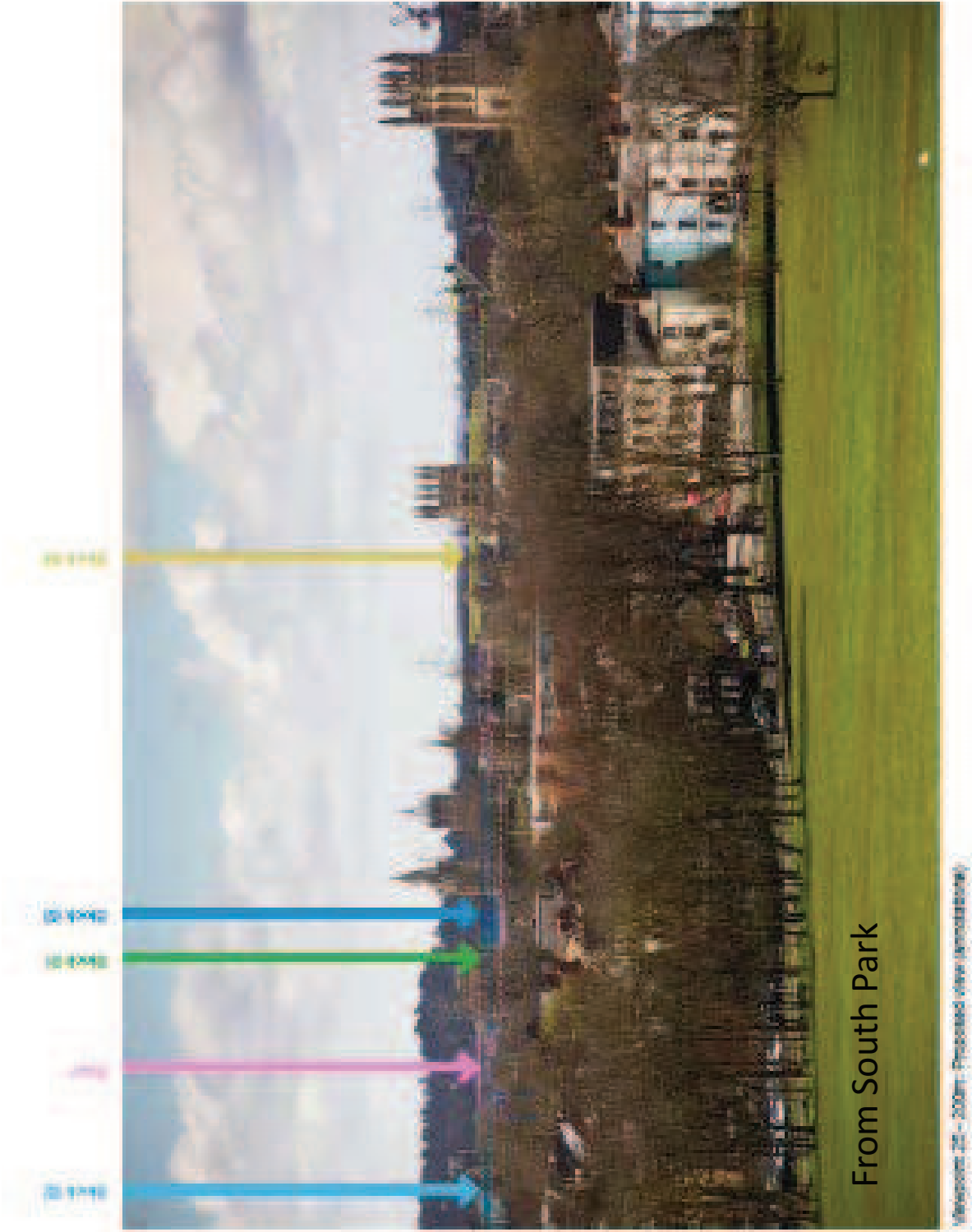
MapSource 2014 © 2006 Microsoft © 2014



VIEWPOINT 25: SOUTH PARK (50MM)



Viewpoint 25 - Open, Disposed and Sustainable



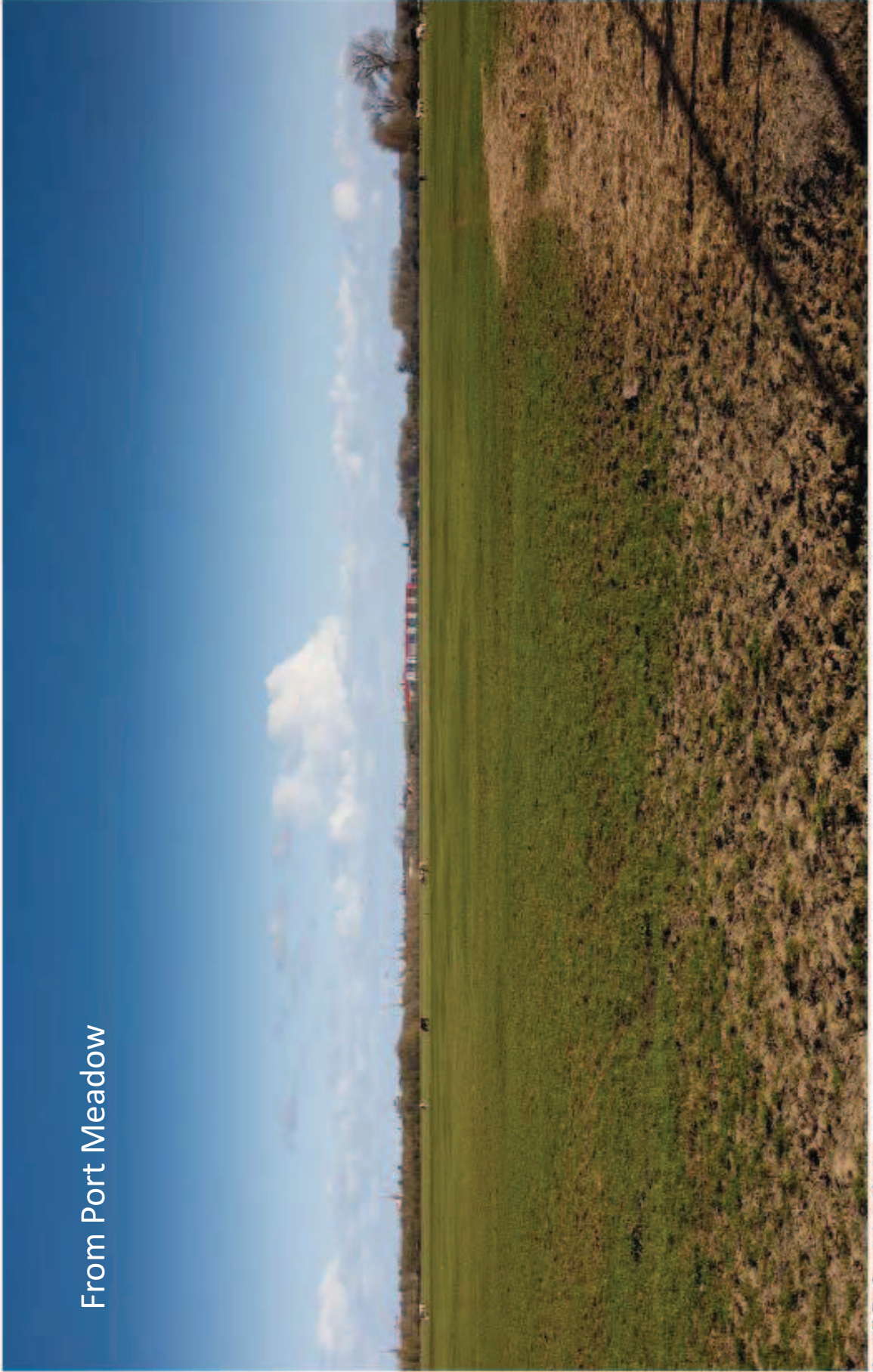
From South Park

Museum of Modern Art - 2000 - Photo: John A. Sweeney



VIEWPOINT 26: GODSTOWE ROAD CAR PARK (PORT MEADOW) 50MM

## From Port Meadow



Viewpoint 26 - 02mm. Proposed plot summative scheme





West of the meadow

From Port Meadow

© 2008 The Port Meadow Trust